

Town of Arlington

Zoning Recodification Public Forum

July 13, 2017

Who is Working on the Project?

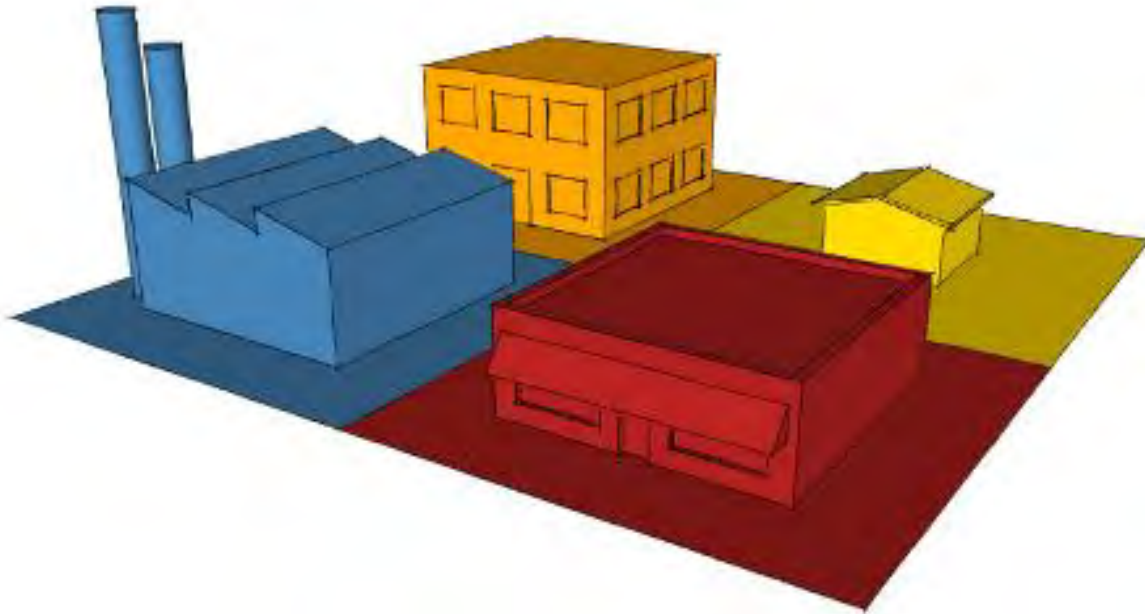


What is a Zoning Recodification?

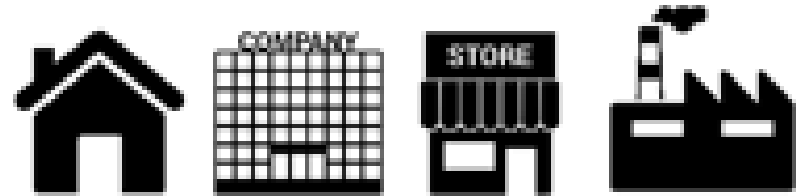
- Reorganization
- Ease of Navigation
- Consistent Format
- Identify and Update Outdated Language
- Ensure Consistency with State Zoning Act and Recent Case Law

What Does Zoning Actually Control?

Zoning regulates the use of land and buildings on that land in a community.



Land Uses

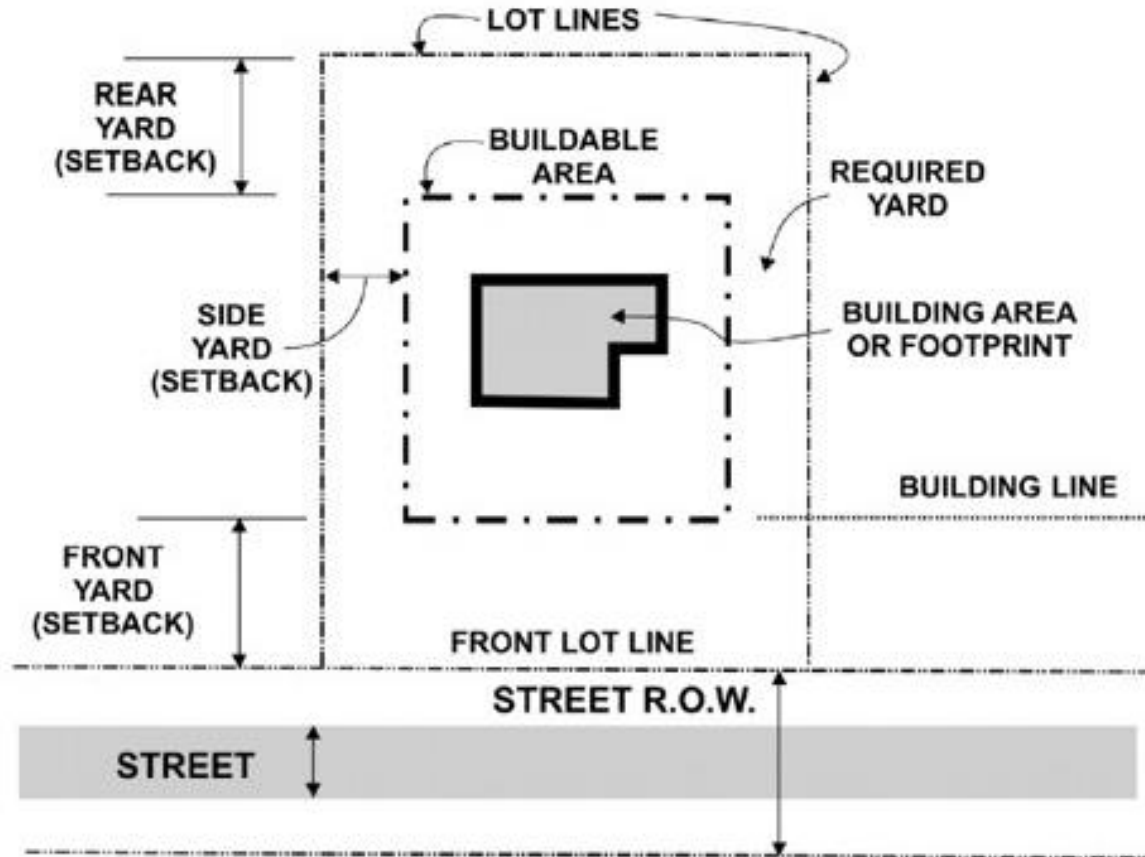


Examples Include:

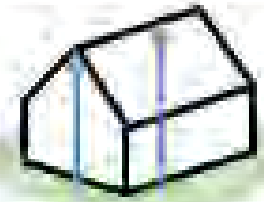
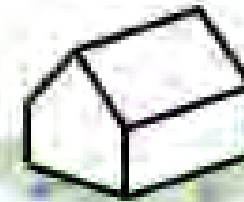
- Residential (Single- and Multi-Family)
- Retail
- Office
- Manufacturing

What Does Zoning Actually Control?

Zoning regulates where elements are placed on a site and what size they can be.



Parcel and Building Dimensions

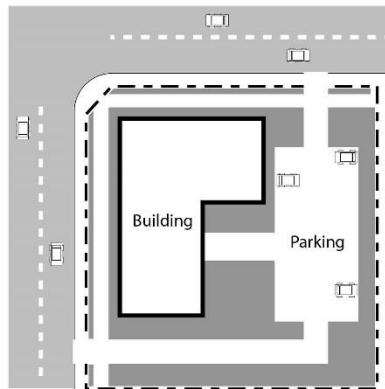
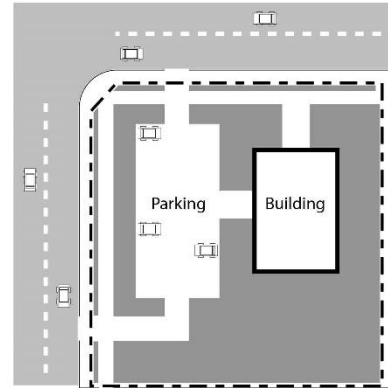
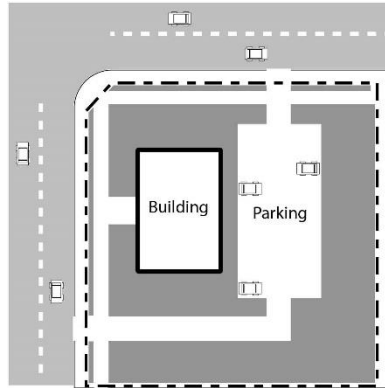


Examples Include:

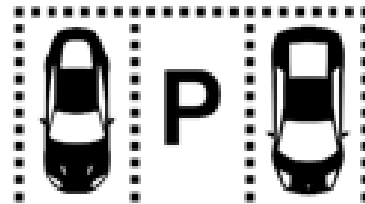
- Minimum Parcel Size
- Maximum Building Coverage
- Building Setbacks
- Building Height

What Does Zoning Actually Control?

Zoning regulates the size, amount, and location of things like parking, loading zones, and landscaping on a parcel.



Parking



Examples Include:

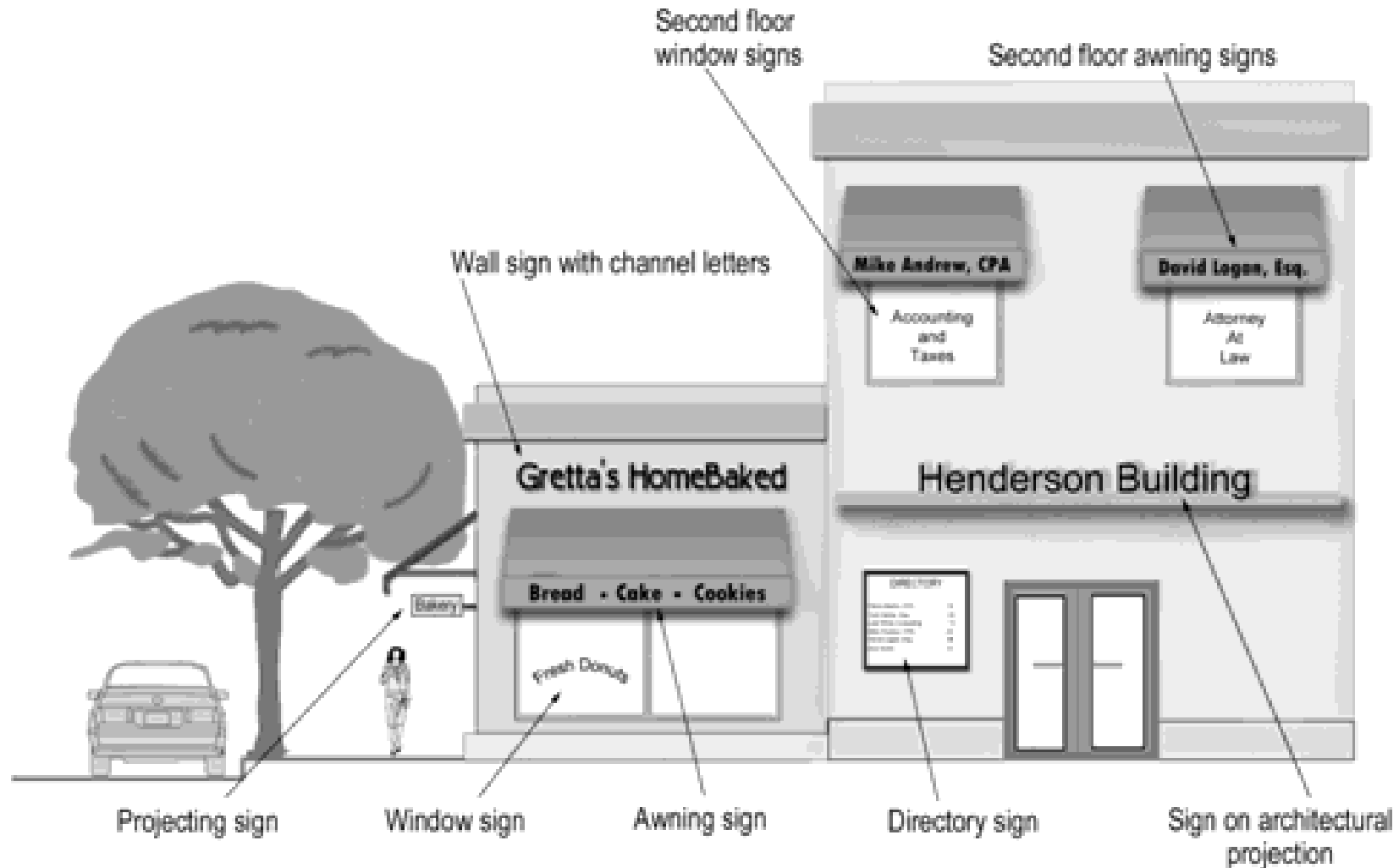
- Number of Parking Spaces
- Location of Spaces
- Sharing of Spaces
- Size of Spaces and Parking Lots



Circulation, drive aisles, landscaping

What Does Zoning Actually Control?

Zoning can regulate the size, placement, and design of signs in a community.



What Does Zoning Actually Control?

TOWN OF ARLINGTON

ZONING BYLAW



ADOPTED, OCTOBER 8, 1975
WITH AMENDMENTS THROUGH
TOWN MEETING OF APRIL, 2016

Note: Subsequent to May 1976, amendments to individual sections are noted in the margin with specific town meeting references.

Development Process



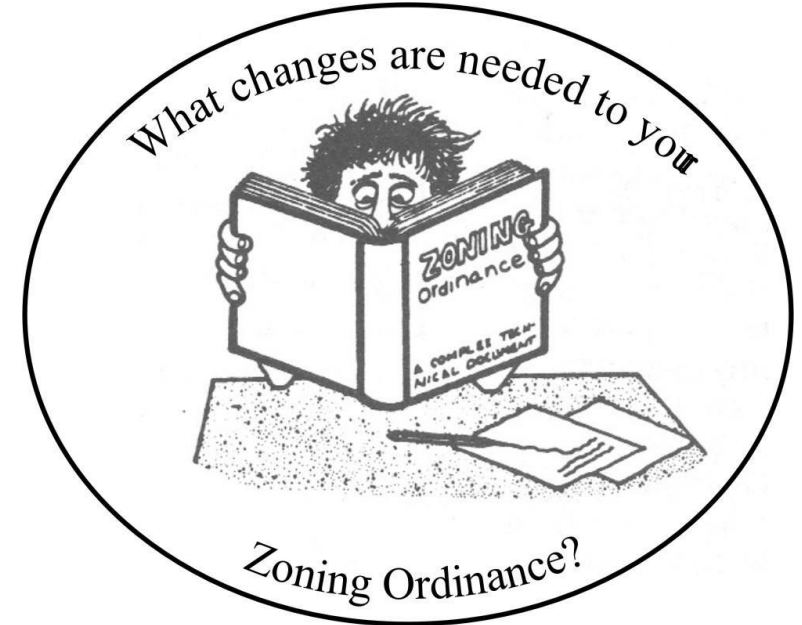
Examples Include:

- Submission Process
- Development Submission Requirements
- Special Permit Process

Recent Examples of Successful Recodification

Town of Medway (2015)

- Over 190 amendments in 12 years
- Many “voices” and inconsistencies
- Boilerplate
- Scattered definitions
- Obsolete



Recent Examples of Successful Recodification

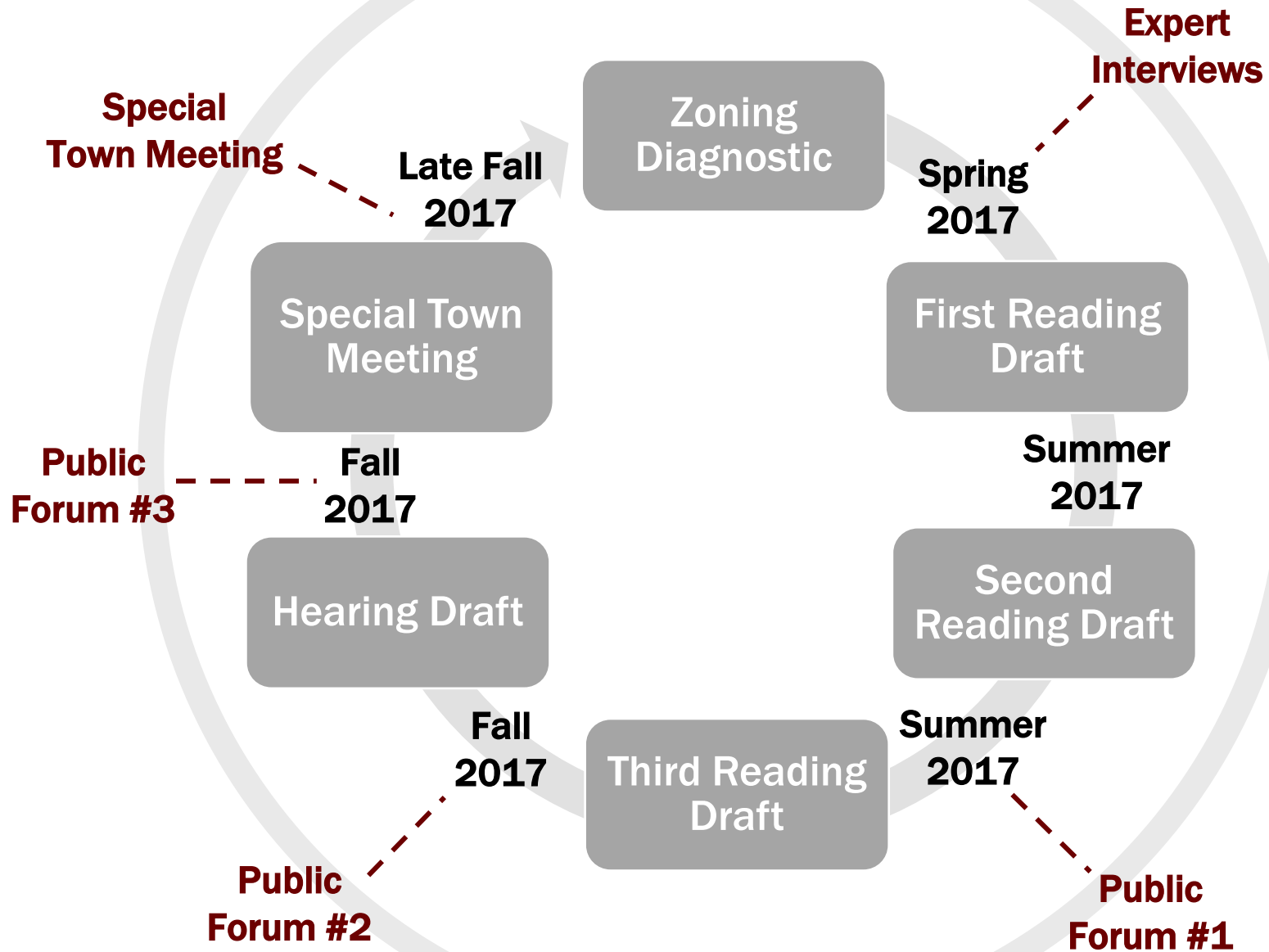
Town of Lenox (2016)

- **Incomplete ZBL update, ca. 2005**
- **Lots of wording problems**
- **Excellent staff, hands tied by unresolved issues left over from incomplete recodification**
- **Challenge: separating policy changes from non-substantive but critically important clean-up**

Why is Arlington Undertaking Recodification?

- **Consistent with the Goals and Recommendations in the Town's Master Plan**
- **Current Bylaw is Outdated, Challenging to Navigate and Administer, and Lacks Consistency**
- **Sets a Framework so the Zoning Can be Modified in the Future**

Project Timeline



Comprehensive reorganization

- Renumbering, rearrangement of district regulations, introduction of color to group major parts of the Bylaw

Definitions cleaned up, updated, expanded

- Related terms were grouped and placed in colored boxes, e.g. “dwelling” or “building”

Aiming for more “user-friendly” layout

- Index, table of contents, introductory section

All district regulations together in one section.

5.5 Business Districts

5.5.1. Districts and Purposes

The Town of Arlington has established six business districts to provide for goods and services and employment opportunities in a variety of settings. The boundaries of the districts are as shown on the Zoning Map.

- A. **B1: Neighborhood Office District.** In the Neighborhood Office District, the predominant uses include one- and two-family dwellings, houses with offices on the ground floor, or office buildings which are in keeping with the scale of adjacent houses. Primarily located on or adjacent to Massachusetts Avenue, this district is intended to encourage preservation of small-scale structures to provide contrast and set off the higher-density, more active areas along the Avenue. Mixed-use buildings without retail space are allowed in this district. The Town discourages uses that would detract from the desired low level of activity, consume large amounts of land, or otherwise interfere with the intent of this Bylaw.
- B. **B2: Neighborhood Business District.** The Neighborhood Business District is intended for small retail and service establishments serving the needs of adjacent neighborhoods and oriented to pedestrian traffic, and mixed-use buildings. Locations are almost all along Massachusetts Avenue or Broadway. The Town discourages uses that would detract from the district's small-scale business character or otherwise interfere with the intent of this Bylaw.
- C. **B2A: Major Business District.** The B2A district is located along Massachusetts Avenue, Mill Street, Summer Street, and Broadway. These areas generally contain retail and service uses that serve the needs of a large neighborhood area. Customers generally arrive by car, so the Town wants to ensure that ample parking is available to serve the retailer. Mixed-use buildings are allowed in this district, as is medium-density housing due to the district's proximity to residential uses. Specifically prohibited uses include (but are not limited to) automotive uses, some office uses, and wholesale business and storage uses.
- D. **B3: Village Business District.** The Village Business District's predominant uses include retail, service and office establishments catering to both convenience and

DISTRICTS & USES

A. B1 District

	Requirement		
	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft)
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	6,000	2,500	60
Mixed use	-----	2,500	50
Any other permitted use	5,000	2,500	50
	Minimum Yard (ft) ^A		
	Front	Side	Rear
Principal & Accessory Buildings and Structures			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	20	10	20
Mixed use	20	10	20
Any other permitted use	20	10	20
	Minimum Open Space Pot. Gross Floor Area (%) ^A		Maximum Lot Coverage (%)
	Landscaped	Usable	
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	10%	30%	N/A
Mixed use	10%	"	N/A
Any other permitted use	20%	"	N/A
	Maximum Height (ft) ^A	Maximum height (stories) ^A	Maximum Floor Area Ratio (FAR)
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	2 1/2	35	0.75
Mixed use	2 1/2	35	0.75
Any other permitted use	2 1/2	35	0.75

Notes

^A Accessory structures must comply with the minimum yard, maximum height, and minimum open space requirements.

^B Open space requirements for residential uses (computed from their floor area only) shall be 10% landscaped and 20% usable.

DISTRICTS & USES

Recodification is not making substantial policy changes.

There are a few content changes:

- **Signs moved to General Bylaws**
- **Average front setback provision clarified**
- **Front yard parking regulation changed**
- **Inland Wetland and Filling of Water Wetland Removed (local wetlands bylaw is more restrictive and has more authority).**

Tonight's Discussion

1. Please introduce yourself (name and affiliation).
2. What issues have you encountered reading, using, or understanding the current Zoning Bylaw?
3. What could make the Zoning Bylaw more user-friendly?

NEXT PUBLIC FORUM:

Thursday, September 14, 2017

Thank you!

**For any questions, please contact
Town Staff at:**

zoningrecod@town.arlington.ma.us

For More Information:

Planning & Community Development: goo.gl/KfF7cz

Zoning Recod Working Group: goo.gl/ZUcnru